


8/29/05 - (3)

TOWN OF ACTON

Building Department

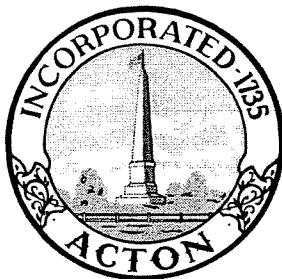
INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen **Date:** August 24, 2005
From: Garry A. Rhodes, Building Commissioner 
Subject: Special Use Permit #06/14/05-403
525 Main Street, CBC Personal Training Academy (Hunter)

The hearing was opened on August 8 and continued until August 29th because of a lack of quorum. The proposal indicates there are no changes proposed for the exterior of the building or parking lot.

The Town Planner notes the proposed parking does not meet current design standards. The previous Site Plan Special Permit #04/08/86-275 shows there were 35 legal parking spaces. The current plan shows 45 parking spaces. The discrepancy should be corrected.

The Engineering Department notes there are no sidewalks along the frontage. Under Acton Zoning Bylaw § 10.3.6.9 the Board of Selectmen have the authority to require sidewalks along the frontage. The Board must find such sidewalks are necessary to accommodate the safe movement of pedestrians.



Planning Department

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INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** July 11, 2005
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: **Application for Special Permit 06/14/05-403 – 525 Main Street**
CBS Personal Training Academy

The proposed use falls in the category of "Commercial Recreation" of the zoning bylaw:

3.5.15 Commercial Recreation – A facility operated as a business, open to the public for a per-visit or membership fee, and designed and equipped for the conduct and instruction of sports and recreation such as ice skating, roller skating, racquet ball, tennis, swimming, body building, fitness training, steam baths, sauna, aerobics, yoga, dancing, martial arts, bowling, horseback riding, skiing, ball games, golf course, country club, miniature golf, golf driving range, or similar customary and usual sports and recreational activities.

The site of the proposed use is located in the Light Industrial District (LI-1). Commercial recreation is allowed in LI-1, but it requires a use special permit from the Board of Selectmen if the net floor area exceeds 2000 square feet. The proposed net floor area for CBS is +/-3000 square feet.

The existing building, where CBS is seeking to locate, has been renovated recently. I am not aware that in conjunction with the renovation any significant changes were made to the general layout or parking arrangement.

The application comes with an as-built plan showing the parking lot layout and an accounting of parking spaces to demonstrate compliance with the number of parking space requirements. There are a couple of places where the site appears to be non-conforming to today's parking layout requirements. Some of them effect on the functionality of the lot:

- Many parking spaces appear to be too short by a foot or two.
- The maneuvering aisle width between spaces #44/45 and 23-25 is shown at 18 feet, where 24 feet would be required for 90°-angle parking.
- The maneuvering aisle width next to space #7 is 9 feet, where 14 feet would be required for parallel parking.

Acknowledging the popularity of SUV's, it may be time to address these deficiencies, especially the narrow maneuvering aisles.

Cc: Planning Board
Building Commissioner *←*



INTERDEPARTMENTAL COMMUNICATION

Acton Board of Health - Telephone 978-264-9634 - Fax 978-264-9630

June 23, 2005

TO: Garry Rhodes, Building Commissioner

FROM: Doug Halley, Health Director

SUBJECT: Site Plan Special Permit 06/14/05-403 – CBC Personal Training Academy
525 Main Street

The Health Department has reviewed the plans and materials submitted by 525 Main Street LLC in regards to a Site Plan Special Permit for the CBC Personal Training Academy, at 525 Main Street and have the following comments.

1. The department has reviewed the as-built plans for the existing septic system and has determined that it has adequate capacity for the proposed use.
2. The plans indicate a massage room is part of the proposal. CBC will be required to obtain a Massage Establishment License prior to occupying that space and all Massage Practitioners will be required to be licensed prior to their employment.

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Engineering Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager

Date: July 15, 2005

From: Engineering Department

**Subject: Review of Special Permit 06/14/2005-403 – CBC Personal Training Academy
525 Main Street**

The Engineering Department has reviewed the special permit for CBC Personal Training Academy at 525 Main Street and we have the following comment:

There are no sidewalks along the frontage of this lot. There is an existing sidewalk on Main Street starting at Post Office Square and ending by the existing driveway for 529 Main Street that is closest to this property. The applicant could extend the sidewalk from the existing driveway for 529 Main Street about 40-50 feet to the driveway access for this lot. This would provide employees and potential clients a safe pedestrian access to Post Office Square.

Cc: Garry Rhodes, Building Commissioner